



STILLMORE FARM

EMANUEL COUNTY, GA

218 +/- ACRES

\$818,025



PROPERTY DESCRIPTION

Stillmore Farm is located just west of the quiet community of Stillmore, Georgia, in southeastern Emanuel County. Situated only five miles from I-16, this property offers convenient access for easy commutes to a variety of work and school destinations. The gently rolling topography features highly productive, well-drained soils suitable for most applications. With over 5,000 feet of paved frontage along Highway 192 and more than 3,500 feet of county dirt road frontage along Edenfield Road, the property provides excellent accessibility. This is a rare opportunity to own a high-quality tract of land in an area where properties are seldom available.

The owner may consider subdividing the property. Price is subject to change at the owner's discretion.

PROPERTY FEATURES:

- 80% Highland
- Productive Soils
- Extensive Road Frontage
- Well-Managed Pine Plantation

DIRECTIONS:

From I-16, take Bill English Highway (US-1 N) for 2.3 miles. Turn right onto GA Highway 129 S (GA-192) and go for 3.4 miles. The property is on the left.

CONTACT

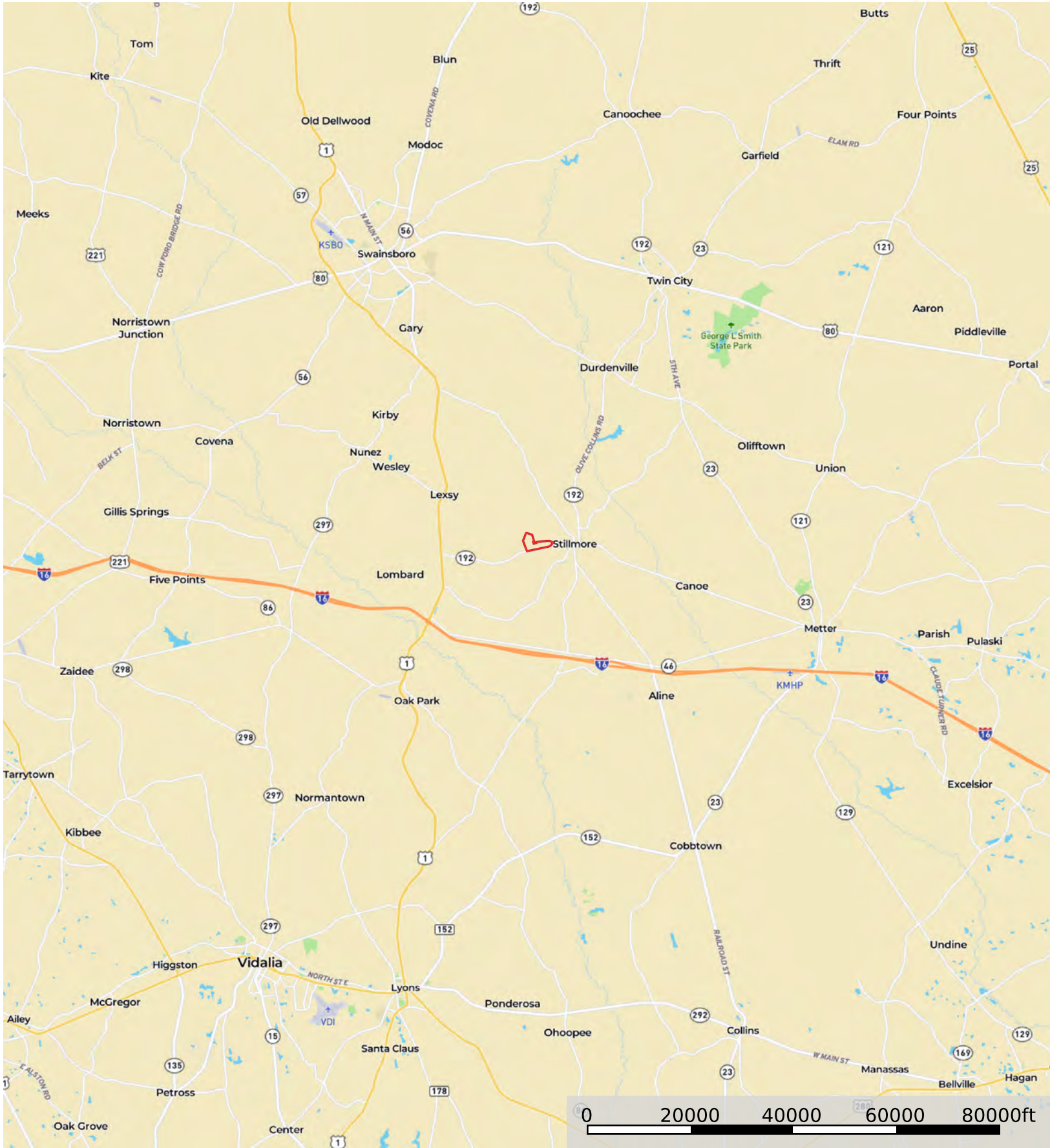
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Stillmore Farm
Emanuel County, Georgia, 218 AC +/-



Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

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Todd Crosby
P: 8437825700 Crosbylandco.com

The information contained herein was obtained from sources deemed to be reliable.
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Land Sale Volume Summary

Resource Unit: Greater Georgia

County: Emanuel

Broker: Unassigned

State: Georgia

Parcel: GA Emanuel 196010-1

LandClass: RuralPlaces,
CoreTimberland

Entity: Rayonier Forest Resources, LP

Acres: 218.1

Data as of 11/18/2024

Estimated Merchantable Timber		
Species Origin	Product Type	Tons
Hardwood	Pulpwood	453.4
	Grade	96.1
Pine : Natural Regeneration	Pulpwood	577.5
	Grade	812.7
		1,939.7

Premerchutable Timber		
Age	Year of Establishment	Acres
8	2020	27.5
9	2019	91.3
11	2017	62.7
Total		181.6

Land Valuation		
Valuation Category	Acres	Percent of Total Acres
Premerchutable Plantation	181.6	83.2 %
Non-Plantable	24.6	11.3 %
Non-Forest - Lakes/Ponds	12.0	5.5 %
Total	218.1	

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